

ENTRANCE HALL Double glazed glass panelled door, frosted double glazed window to front, doors off to living room and WC, radiator and parquet flooring.

WC Two piece suite comprising low level WC, wall mounted wash basin with vanity cabinet below and half tiled splashback, radiator, coving and parquet flooring.

LIVING ROOM 15' 6" x 11' 6" widening to 4' 55" (4.73m x 3.52m) Double glazed window to front, stairs to first floor, opening to dining room, under stairs storage, radiator, coving and carpeted flooring.

DINING ROOM 11' 3" x 9' 1" (3.43m x 2.77m) Double glazed French doors to conservatory, opening to kitchen, radiator, coving and carpeted flooring.

KITCHEN 10' 5" x 6' 1" (3.20m x 1.87m) Double glazed window to rear, range of wall and floor mounted base units with half tiled surround, electric cooker and four ring gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, stainless steel sink unit with drainer, wall mounted Worcester gas boiler, coving and laminated flooring.

CONSERVATORY 9' 9" x 7' 6" (2.98m x 2.30m) Double glazed sliding patio doors to both sides, double glazed windows to rear, lighting and laminate flooring.

STAIRS TO FIRST FLOOR LANDING Double glazed frosted window to side, doors off to all bedrooms and bathroom, two storage cupboards, loft access, coving and carpeted flooring.

MASTER BEDROOM 10' 1" x 8' 8" (3.09m x 2.66m) Double glazed window to front, door leading to wardrobe storage and ensuite, radiator and coving.

ENSUITE Frosted double glazed window to side, three piece suite comprising low level WC, wall mounted wash basin with vanity cabinet below and fully tiled corner shower cubicle with rainfall shower head, half tiled surround, extractor, stainless steel heated towel rail and tiled flooring.

BEDROOM TWO 10' 11" x 8' 8" (3.33m x 2.66m) Double



glazed window to rear, radiator, coving and carpeted flooring.

BEDROOM THREE 10' 7" max x 6' 5" (3.25m x 1.98m)
Double glazed window to rear, radiator, coving and carpeted flooring.

OUTSIDE To the front of the property is a lawned corner plot garden with driveway providing off road parking for two cars and access to the garage with up and over door, power and light connected and double glazed door and window to rear.

The rear garden is mainly laid to lawn and fully enclosed with various shrubs and flowers set to borders and beds, side access and a small patio area.





10 Mill Road CB1 2AD
 Telephone: 01223 356054
 Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property.

HOCKEYS
 ESTABLISHED 1885



20 David Bull Way, Milton, Cambridge,
CB24 6DP

£425,000 Freehold

A fantastic opportunity to buy a three-bedroom detached home that offers excellent potential for the next homeowner to put their stamp on it and is situated in a quiet cul-de-sac in Milton, providing easy access to Cambridge North Station and the Science Park. The accommodation inside comprises a naturally light living room that opens to the dining just off of the kitchen, with three bedrooms upstairs, with the master having an en-suite and the family bathroom.

